



City of Canal Winchester
36 South High Street
Canal Winchester, Ohio 43110
Lucas Haire, Development Director
Phone: (614) 837-7493 Fax: (614) 837-0145

Property Address or Location: **45 East Waterloo St.**

Owner's Name: **Guernsey Bank**

Acreage: **1.16 acres**

Zoning: **GC, General Commercial**

Building Size (if applicable): **NA**

Building Specifications (if applicable): **NA**

Utility Information:

Sanitary – 8" under Waterloo St., 21" under Trine St.

Water – 12" under Waterloo St., 8" under Trine St.

Transportation (modes, locations, etc.):

- **Roadway** –
 - **Waterloo St. with ADT of 5,000 vehicles**
 - **Public parking available on street and public lot adjacent to the south**
 - **Access from Waterloo St., Trine St., High St. & Columbus St.**

Incentives: **Canal Winchester Community Reinvestment Area #1, 15 year 100% property tax abatement**

Recommended Use: **Retail, Office, Residential**

